

Phased-In

Commercial: From RM200,000

Property

GM Klang to be largest in the region

TSI Holdings set to be a pioneer in 'wholesale city' development

By Roznah Abdul Jabbar

Envisioned to be a one-stop address for wholesalers nationwide – to congregate, and source for and acquire goods – this 1.8 million square feet venue is on its way to becoming the largest wholesale hub in Southeast Asia.

Taking shape on 14.5 acres within the commercial hub of Bandar Botanic in the southern district of Klang in Selangor, work on the mammoth **GM Klang** wholesale centre is well underway and is expected to be fully completed in eight to 10 years.

According to the developer GM Klang Sdn Bhd, a wholly-owned subsidiary of TSI Holdings Sdn Bhd (TSIH), the centre will serve an estimated 15,000 retail outlets within the vicinity, as well as residential communities such as Bandar Bukit Tinggi, Bandar Puteri, Pandamaran, Port Klang and the Klang town centre.

To be developed in five phases, TSIH group managing director Datuk Lim Seng Kok said, the RM2 billion GM Klang will have the capacity to host over 2,000 wholesale shops when completed.

Lim revealed the idea for GM Klang was born out of the limitations the company faced with its Plaza GM wholesale centre in the heart of Kuala Lumpur. He said limitations to the amount of space affected the rental value of the retail lots. With this latest development, he said TSIH is taking a unique approach.

"The individuality of the development is that we provide phase one, which comprises six pavilions, as an 'incubation' phase for wholesalers to run their business while phase two is being developed," Lim said.

He said phase one has been rented out to wholesalers and currently has 330 tenants, and they are given the first option to buy retail units in phase two. The six pavilions in phase one will then be demolished once phase three is completed and phase four and five will take shape on the site of phase one.

According to him, the 'incubation' phase is necessary as it will spread the idea of the location as a wholesale centre and at the same time secure buyers for future phases.

Phase two, which is currently fully sold, will be completed by the third quarter of 2012.

Lim said the second phase offers typical units starting from 200sq ft priced from RM200,000. These 763 retail and wholesale lots will be housed in an eight-storey block with 809 car-parking

Located in Bandar Botanic, the project will be the largest and most comprehensive wholesale hub in Southeast Asia.



The second phase of GM Klang offers 763 retail lots with a total of 230,300sq ft of wholesale space.

bays.

Phase three, expected to commence soon after the completion of phase two, will offer similar opportunities.

"We believe GM Klang will appeal to young entrepreneurs who wish to venture into the wholesale business, especially those involved in handicrafts and local processed food."

Already, tenants in phase one are offering goods and services such as clothes, accessories, hardware and tools, toys, IT products, building materials, gifts and souvenirs in addition to other general merchandises.

Lim said GM Klang is enjoying rents of about RM6psf and an annual rental return of RM5 million from phase one.

He added that the company does not encourage speculation and has put in measures to curb the possibility.

"We have an agreement on compulsory business with the buyers as we don't want to encourage speculation, and we don't want

to see empty premises when the centre is opened," he said.

Lim said they impose penalties on owners who do not operate on time after it is opened for business.

GM Klang's location within the Bandar Botanic township means that it will share the same lime-light with other big commercial developments in the area, including Jusco Bukit Tinggi – the largest Aeon Jusco store in Southeast Asia.

The vicinity is also accessible via major highways such as the North-South Highway, the North Klang Valley Expressway, Shapadu Expressway and East Coast Highway. It is five minutes' drive from Klang town centre, 15 minutes from Petaling Jaya and Subang, 25 minutes from KL City and 45 minutes to KL International Airport.

"The easy access to prominent urban hubs in the Klang Valley allows us to target buyers from KL, PJ, Subang, Shah Alam and Nilai," he said.



When completed, the RM2 billion GM Klang will have the capacity to host over 2,000 wholesale shops.

QuickTake – GM Klang Phase 2

Project type	Retail and wholesale shops
Total no. of units	763
Availability	100% sold
Built-up area	From 200sq ft
Price range	From RM200,000
Monthly maintenance	RM1.60psf
Completion date	Third quarter of 2012
Developer	GM Klang Sdn Bhd (a wholly-owned subsidiary of TSI Holdings Sdn Bhd)
Contact	03-3325 1780 / www.gmklang.com